

LEATHERWOOD, WALKER, TODD & MANN

FILED
GREENVILLE CO. S. C.

BOOK 1405 PAGE 271

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DOANIE S. TANKERSLEY
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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES P. MOORE, JR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Nine Thousand and 00/100-----

DOLLARS (\$ 29,000.00-----); with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot 11 according to a plat entitled "Lots 10 and 11, Brookforest" by Jones Engineering Service, dated March 1, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 6B at Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of Fairmont Avenue at the joint front corner of Lots 10 and 11 and running thence along Fairmont Avenue, S. 31-37 W. 152 feet to an iron pin; thence N. 58-23 W. 219.5 feet, more or less, to a point on the Branch; thence with the Branch as a line, N. 10-25 E. 114.4 feet to a point; thence continuing with the Branch as a line, N. 49-50 E. 47.2 feet to a point at the joint rear corner of Lots 10 and 11; thence with the line of Lot 10, S. 58-23 E. 221.8 feet, more or less, to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of James P. Moore and Otis P. Moore., and recorded April 14, 1977 in the R.M.C. Office for Greenville County.

[Faint signature and stamp]